



**31 Bedford Road, Barton Le Clay,
Bedfordshire MK45 4LL**

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COUNTRYWIDE SALES IN TOWNS, VILLAGES, CITIES AND RURAL AREAS

A2/3427

THE COBBLERS POST, 7, WALNUT TREE ROAD,
PIRTON HERTFORDSHIRE.

£240,000.



A DETACHED PERIOD COTTAGE.

- * Fine location overlooking meadow and Church.
- * Reputed to be one of the oldest houses in the village, and thought to be dating from 1500's.
- * Many exposed beams and timbers and in excellent decorative order throughout.
- * Inglenook fireplace.
- * Two / three receptions, four / five bedrooms.
- * Quality fitted kitchen /diner.
- * Cloakroom / Utility.
- * Solid fuel central heating (gas in road) and mainly double glazed.
- * Parking space and double garage potential.
- * Pirtton is a highly sought after village with post office and junior school. Easy access to mainline Hitchin, London, 40 minutes.



GROUND FLOOR

SIDE HALL

Replacement double glazed door. Large coats cupboard.

CLOAKROOM/UTILITY 7' 2 x 6'9

Suite of W.C. and wash basin with cupboard under. plumbing for automatic washing machine.

DINING KITCHEN 16' x 12'9

Pale cream patterned roll edge formica work tops. Solid oak unit fronts. Solid cream sink unit with 1½ bowls and mixer taps over. Base units of 6 cupboards, 2 shelved recess and 6 drawers. Deep built in store cupboard under stairs. Myson fan boosted radiator.

REAR HALL

Windows to two aspects. Trianco Redfyre self feed automatic solid fuel central heating boiler. Short passage way with built in cupboards and leading to the lounge. Telephone point. Door to inner hall. Door to; Built in shelved cupboard. Door to garden. Door to Bathroom.

BATHROOM

Pink suite of bath with Redring electric shower over, Washbasin, W.C.. Walls fully tiled behind bath. Two thirds tiled behind washbasin. Radiator. Heater light.

INNER HALL

Radiator, Staircase 2 to first floor.

STUDY/BEDROOM 4 8'10 x 6'3

Radiator. Windows to two aspects.

DINING ROOM 14'5 x 12'10
(ceiling 7'9 to underside of beams)

Original inglenook fireplace. Two radiators. Window to front. Telephone point.

SITTING ROOM 16' x 12'

Brick fireplace (inglenook behind). Two radiators. Windows to two aspects. Double glazed door to front. built in cupboard. Door to staircase 1 to first floor.

FIRST FLOOR

STAIRCASE 1

From lounge. Radiator on stairs.

BEDROOM 1 16' x 13'6

Airing cupboard with lagged tank and immersion heater. Large radiator. Window to rear overlooking the flat roof above the ground floor bathroom providing the possibility of building on an en suite bathroom.

BEDROOM 2 16' x 12'

Two built in single wardrobe cupboards with cupboards over. Built in low cupboard. Radiator. Window to front with pleasant views towards the Church.

STAIRCASE 2

From Inner hall.

LANDING AREA 7'4 x 4'5

At head of stairs. Staircase to second floor Attic room.

BEDROOM 3 13' x 12'9

Original fireplace with black iron grate and beam over. Radiator. Window to front.

SECOND FLOORATTIC ROOM/
BEDROOM 5 11'6 x 7'

Window in sloping ceiling

OUTSIDE

Brick and slate outbuildings about 20'6 x 6'2 overall internal in three sections. Adjoining timber shed 10'6 x 4'. The two buildings plus a small area of adjoining garden could provide space for a garage.

Gravel drive and parking space to the side of the cottage with ample adjoining lawn area to create further parking/turning space if required. Gardens of lawns, flower beds and shrubs on three sides of property. the majority of the garden faces south.